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Offers Over £110,000 are invited

**16 Belmont Road
Stranraer
DG9 7AT**



A spacious semi-detached property located within a small cul-de-sac development towards the south side of Stranraer. It is within easy reach of all major amenities in and around the town centre. The property has been well maintained and benefits from well-proportioned family accommodation, modern bathroom suite, delightful internal woodwork, gas fired central heating and uPVC glazing (installed 2021). Maintained garden ground to front and rear (freshly landscaped 2020) along with ample off road parking.

**HALLWAY, LOUNGE, OPEN PLAN DINING ROOM,
KITCHEN, BATHROOM, 3 BEDROOMS, GARDEN**



Located within a residential development towards the south side of Stranraer and within easy reach of the town centre, this is a well maintained semi-detached family residence which provides spacious family accommodation over two levels. The property is of No-Fines construction under a re-tiled roof and benefits from well proportioned accommodation comprising of, modern bathroom suite, attractive internal woodwork, uPVC glazing (installed 2021) and gas fired central heating.

It is situated adjacent to other properties of similar style and has an outlook to the front over other residences and garden ground to the rear. The garden ground was recently landscaped which now benefits from freshly paved patio and pathways with artificial lawns both front and rear (2020).

Local amenities include a supermarket and primary school while all major amenities are located in and around the town centre and include further supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from close by.

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. **Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

Accommodation

HALLWAY:

The property is access by way of a double glazed storm door with side panel. CH radiator, built-in storage cupboard and further built-in cupboard housing the electric meter/fuseboard.

LOUNGE: (Approx 4.96m – 3.4m)

A most comfortable main lounge with window to the front. There is a wooden fire surround with tile style insert and hearth housing a gas fire with back boiler. TV/satellite point, CH radiator and telephone point.

DINING ROOM: (Approx 2.49m – 2.89m)

Located to the rear of the property with French doors to the rear garden. CH radiator and TV point.

KITCHEN: (Approx 3.62m – 2.89m)

The kitchen has been fitted with a range of recently installed floor and wall mounted units in white with granite style worktops incorporating a black composite sink with mixer. There is an electric cooker, cooker extractor hood, space for fridge freezer, plumbing for a dishwasher and plumbing for an automatic washing machine. CH radiator and built-in cupboard housing the hot water tank.

REAR PORCH: (Approx 0.94m – 1.51m)

Built-in storage cupboards and understairs storage.

LANDING:

The landing provides access to the bedroom accommodation, bathroom and loft.

BATHROOM: (Approx 1.83m – 1.64m)

Modern style bathroom comprises a WHB, WC and bath in white. There is an electric shower in place over the bath with shower screen. Vinyl wall panelling and CH radiator.

BEDROOM 1: (Approx 4.22m – 2.97m)

A bedroom to the front with CH radiator.

BEDROOM 2: (Approx 2.96m – 3.1m)

A further bedroom to the front with built-in wardrobe and CH radiator.

BEDROOM 3: (Approx 3.17m – 2.61m)

A bedroom to the rear with built-in wardrobes incorporating mirror fronted doors, CH radiator and TV point.

GARDEN:

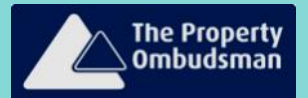
The property is set within its own area of corner site garden ground. The front has mainly been laid out in artificial lawn and paved pathway. There is a driveway with carport to the side with ample room for off road parking. Rear garden comprises a paved patio and artificial lawn with wooden shed.





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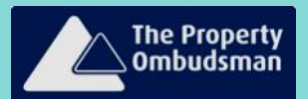
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01776 706147 property@swpc.co.uk





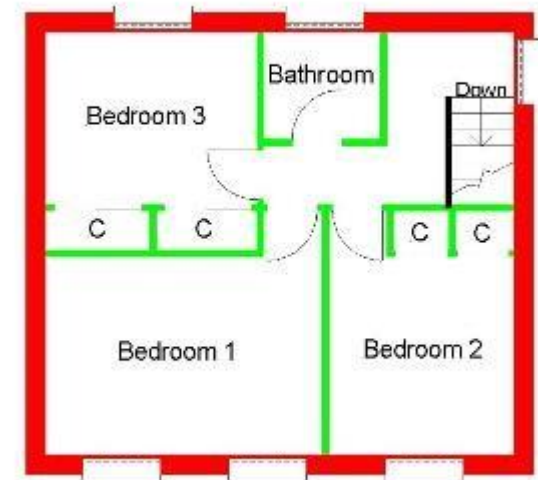
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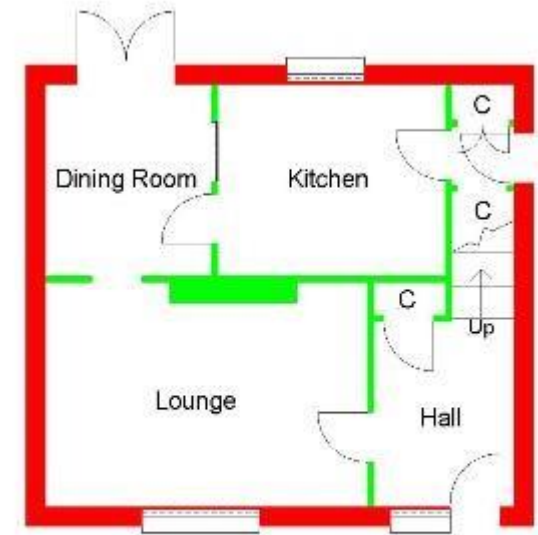




16 Belmont Road.



First Floor



Ground Floor

Sketch plan for illustrative purposes only

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX

Band B

EPC RATING

D

SERVICES

Mains electricity, water & drainage. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.